

056.A

0002

0008.2

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
381,300 / 381,300
381,300 / 381,300
381,300 / 381,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		BRATTLE ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1: MONJU JOSEPH

Owner 2:

Owner 3:

Street 1: 8 BRATTLE ST UNIT 2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: SHANAHAN CATHERINE -

Owner 2: MONJU JOSEPH -

Street 1: 6-8 BRATTLE ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1906, having primarily Vinyl Exterior and 1187 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R3	THREE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7290																

IN PROCESS APPRAISAL SUMMARY

Use Code								Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
102								0.000		381,300				381,300								314288	
																		GIS Ref					
																		GIS Ref					
																		Insp Date					
																		08/01/18					



USER DEFINED

Prior Id # 1:	37294
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	21:39:18
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 056.A-0002-0008.2

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	381,300	0	.	381,300		Year end	12/23/2021	
2021	102	FV	370,100	0	.	370,100		Year End Roll	12/10/2020	
2020	102	FV	364,500	0	.	364,500		364,500 Year End Roll	12/18/2019	
2019	102	FV	388,100	0	.	388,100		388,100 Year End Roll	1/3/2019	
2018	102	FV	342,600	0	.	342,600		342,600 Year End Roll	12/20/2017	
2017	102	FV	311,800	0	.	311,800		311,800 Year End Roll	1/3/2017	
2016	102	FV	311,800	0	.	311,800		311,800 Year End	1/4/2016	
2015	102	FV	287,700	0	.	287,700		287,700 Year End Roll	12/11/2014	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHANAHAN CATHER	60536-594		11/20/2012	No Prior Val		1	No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/1/2018	Measured	DGM	D Mann
5/7/2013	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Average												
Sty Ht: 1 - 1 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 3 - BrickorStone				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall:	%			OthrFix:	Rating:												
Roof Struct: 4 - Flat				OTHER FEATURES				RESIDENTIAL GRID									
Roof Cover: 4 - Tar & Gravel				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units 1							
Color: WHITE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Fpl:	Rating:			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C - Average. (-)				CONDOS INFORMATION				Lvl 2									
Year Blt: 1906	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdct: G14	Fact: .			Floor: 2 - 2nd Floor				Totals	RMs: 5	BRs: 2	Baths: 1	HB					
Const Mod:				% Own: 33.30000000				REMODELING				RES BREAKDOWN					
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRs	FL					
INTERIOR INFORMATION				Phys Cond: AV - Average	31. %			Interior:	1	5	2	1					
Avg Ht/FL: STD				Functional:		%		Additions:									
Prim Int Wal 2 - Plaster				Economic:		%		Kitchen:									
Sec Int Wall:	%			Special:		%		Baths:									
Partition: T - Typical				Override:		%		Plumbing:									
Prim Floors: 3 - Hardwood				Total:	31 %			Electric:									
Sec Floors:	%			CALC SUMMARY				Heating:									
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 305.00				General:									
Subfloor:				Size Adj.: 1.35000002				Totals	1	5	2						
Bsmnt Gar:				Const Adj.: 0.97990203													
Electric: 3 - Typical				Adj \$ / SQ: 403.475													
Insulation: 2 - Typical				Other Features: 55000													
Int vs Ext:				Grade Factor: 0.90													
Heat Fuel: 2 - Gas				NBHD Inf: 1.14999998													
Heat Type: 1 - Forced H/Air				NBHD Mod:													
# Heat Sys: 1				LUC Factor: 1.00													
% Heated: 100	% AC:			Adj Total: 552612													
Solar HW: NO	Central Vac: NO			Depreciation: 171310													
% Com Wal	% Sprinkled			Depreciated Total: 381302													
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val											
Make:		Model:															
SPEC FEATURES/YARD ITEMS				Serial #:			Year:										
PARCEL ID 056.A-0002-0008.2																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:											Total:	
IMAGE AssessPro Patriot Properties, Inc																	